



PLANNING

GREENSBORO BOARD OF ADJUSTMENT

The following requests have been received and will be considered at the next meeting of the **Greensboro Board of Adjustment**, which is scheduled for **Monday, April 26, 2021 at 5:30 p.m.** *In order to protect public health, this meeting will be held only online.*

I. APPROVAL OF MINUTES

II. SWEARING IN OF STAFF

III. CONTINUANCES / WITHDRAWALS

IV. OLD BUSINESS

V. NEW BUSINESS

1. VARIANCE

a. BOA-21-13: **4015 WATAUGA DRIVE** Brent and Laura Skelton request a variance to allow a proposed carport addition to encroach 10 feet into a required 10 foot side setback. The carport addition will be 0 feet from the side property line. Zoning R-3 (Residential Single-Family): Section 30-7-3.2 – Table 7-1; Cross Street – Tallwood Drive.

b. BOA-21-14: **4300 LAKE JEANETTE ROAD** BMS Investment Properties LLC on behalf of Vestal Built LLC requests four variances.

i. To allow the total building coverage of all accessory structures to be 1,110 square feet when no more than 1,026.5 square feet is permitted. Section 30-8-11.1(A)(3).

ii. To allow an accessory structure to encroach 12.9 feet into a required 15 foot side street setback. The accessory structure is 2.1 feet from the property line along Pineburr Road. Section 30-8-11.1(B)(1).

iii. To allow a proposed principal dwelling located on LOT A as shown on the submitted site plan to encroach 62.5 feet into a required 92.5 foot front setback. The principal dwelling will be 30 feet from the front property line. Section 30-7-1.4.

iv. To allow a proposed principal dwelling located on LOT B as shown on the submitted site plan to encroach 68.8 feet into a required 98.8 foot front setback. The principal dwelling will be 30 feet from the front property line. Section 30-7-1.4.

Zoning R-3 (Residential Single-Family); Cross Street – Pineburr Road.

c. BOA-21-15: **218 NORTH CEDAR STREET** Lehrer Properties LLC requests two variances.

i. To allow the lot width of a lot proposed for a duplex use to be 50 feet when at least 70 feet is required.

- ii. To allow a proposed duplex to encroach 3.2 feet into a required 10 foot side setback. The duplex will be 6.8 feet from the side property line.

Zoning RM-26 (Residential Multifamily); Section 30-7-3.2 – Table 7-8; Cross Street – Bellemeade Street.

- d. BOA-21-16: **2305 DANBURY ROAD** Todd and Amy Klass request a variance to allow an accessory structure to take utility service from a separate meter instead of branching service from the principal dwelling. Zoning R-3 (Residential Single-Family); Section 30-8-11.1(G)(1); Cross Street – Kimberly Drive.
- e. BOA-21-17: **1217 WESTRIDGE ROAD** Robert Allen and Cheryl Poole request a variance to allow the total building coverage of all accessory structures on the lot to be 2,038 square feet when no more than 1,310 square feet is allowed. Zoning R-3 (Residential Single-Family); Section 30-8-11.1(A)(3); Cross Street – Hobbs Road.
- f. BOA-21-18: **2007 EAST WENDOVER AVENUE** Topgear Express Wash LLC on behalf of DuB Properties LLC requests two variances.
 - i. To allow a proposed building to be 25 feet from an interior rear property line adjoining residentially zoned property when at least 75 feet is required. Section 30-8-10.4(G)(2).
 - ii. To allow a proposed drive-through stacking lane to be 25 feet from an abutting residential zoning district when at least 50 feet is required. Section 30-8-10.4(I)(3)(a).

Zoning LI (Light Industrial); Cross Street – North Raleigh Street.

- g. BOA-21-19: **1307 CLOVER LANE** James Greene requests a variance to allow a proposed accessory carport to encroach 9 feet into a required 15 foot side street setback. The accessory carport will be 6 feet from the side property line along Birchwood Lane. Zoning R-3 (Residential Single-Family); Section 30-8-11.1(B)(1); Cross Street – Birchwood Lane.
- h. BOA-21-20: **702 CARDIGAN COURT** Thomas James requests two variances.
 - i. To allow a proposed carport addition to encroach 9.24 feet into a required 10 foot side setback. The carport addition will be 0.76 foot from the side property line.
 - ii. To allow a proposed carport addition to encroach 7.03 feet into a required 30 foot rear setback. The carport addition will be 22.97 feet from the rear property line.

Zoning R-3 (Residential Single-Family); Section 30-7-3.2 – Table 7-1; Cross Street – Westbourne Street.

- i. BOA-21-21: **301 FISHER PARK CIRCLE** E&V Properties LLC requests a variance to allow an accessory structure to take utility service from a separate meter instead of branching service from the principal dwelling. Zoning R-5 (Residential Single-Family); Section 30-8-11.1(G)(1); Cross Street – Victoria Street.
- j. BOA-21-22: **5009 MACKAY ROAD** SBBH Developments 2 LLC on behalf of Workforce Solutions LLC requests a variance to allow the lot width of a lot to be 97.2 feet when at least 120 feet is required. Proposed Zoning CD-RM-26 (Conditional District-Residential Multifamily) Section 30-7-3.2 – Table 7-8; Cross Street – West Gate City Boulevard.

VI. OTHER BUSINESS

VII. ACKNOWLEDGEMENT OF ABSENCES

Please see next page for online participation instructions.

*If you would like to address the Board of Adjustment and provide evidence/testimony during the meeting regarding an item on this agenda, please email Planning staff no later than **10:00 a.m. on Monday, April 26, 2021.***

- Shayna Thiel (shayna.thiel@greensboro-nc.gov)
- Michael Kirkman (michael.kirkman@greensboro-nc.gov)

*You will be emailed the online meeting link and instructions on how to participate prior to the start of the meeting. Since this meeting will be conducted online, there is no option to provide handouts or other documents on the night of the meeting. If you have a presentation, pictures or other materials you would like to provide as evidence/testimony to the Board of Adjustment as part of the meeting, please provide that to Planning staff no later than **12:00 p.m. on Friday, April 23, 2021.** No materials received after this date will be distributed at the meeting.*

Any individual with a disability who needs an interpreter or other auxiliary aids, please contact Olivia Byrd at 336-373-2986. To request services needed, please make the request 3-5 days prior to the meeting. For additional information or assistance, please contact Donna Gray, ADA Coordinator at 336-373-2723.

Interpreter services are available at no cost in accordance with Title VI. (Servicios de intérpretes están disponibles sin costo de acuerdo a la ley del Título VI.)